

RETAIL

For Lease

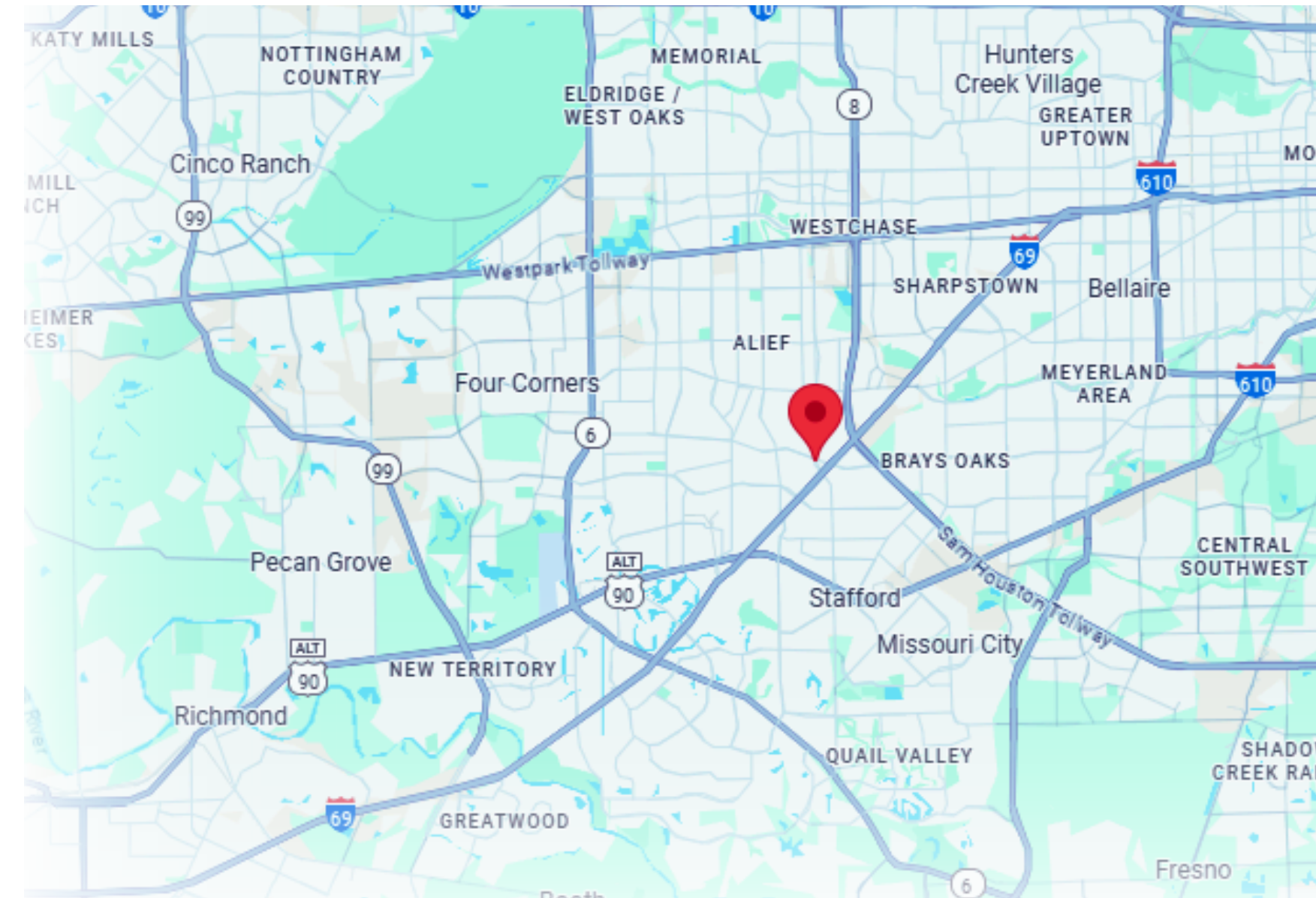


HIGHLIGHTS

- **Prime Southwest Houston Location** – Convenient access to Beltway 8, 59, and Westpark Tollway
- **Flexible Floor Plan** – One large suite available; can be split into two smaller spaces
- **Ideal for Medical or Office Users** – Great for clinics, therapy practices, insurance, tax, or professional services
- **Strong Visibility & Foot Traffic** – Established commercial corridor with steady daytime activity
- **Plentiful Parking** – Easily accessible lot for staff and visitors
- **Well-Maintained Building** – Clean exterior, professional environment, stable tenant mix
- **Surrounded by Dense Residential Neighborhoods** – Consistent customer base nearby

ABOUT THE PROPERTY

Located in a high-traffic Southwest Houston corridor, 11555 S Wilcrest Dr offers a versatile commercial space ideal for medical, professional office, or service-based users. This well-maintained center features a large, flexible suite that can remain open-concept or be demised into two smaller units to suit your tenant's needs. With ample parking, strong neighborhood demographics, and a tenant mix that complements daytime businesses, this location offers excellent visibility and convenient access from major thoroughfares.

Size: 5,500 SF**Price: \$18/SF/YR + NNN**

Household Income

\$59.2k

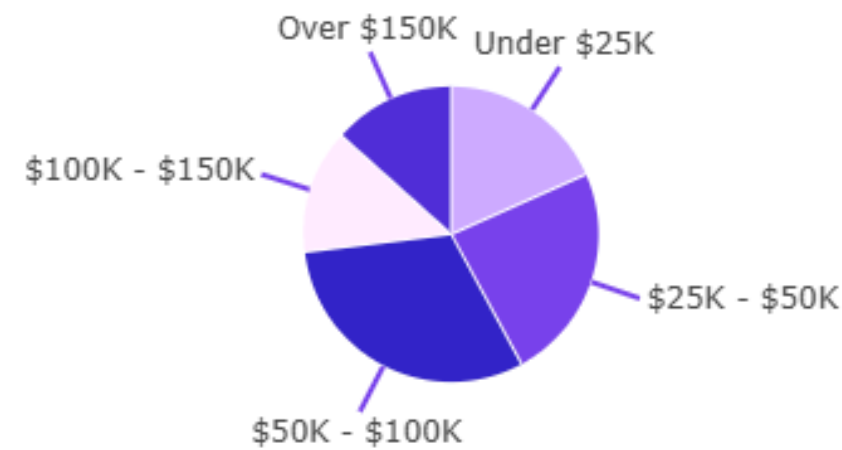
Median Income

\$65.7k

2028 Estimate

↑ **11%**

Growth Rate



Age Demographics

36

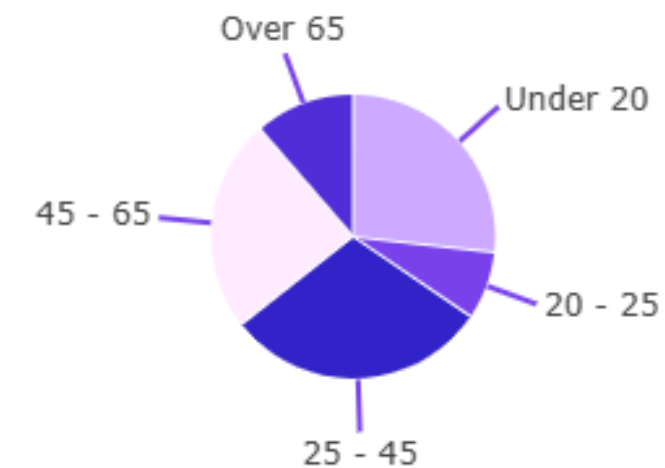
Median Age

37

2028 Estimate

↑ **4%**

Growth Rate



Juliana Perez

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**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

**APEX
REALTORS**

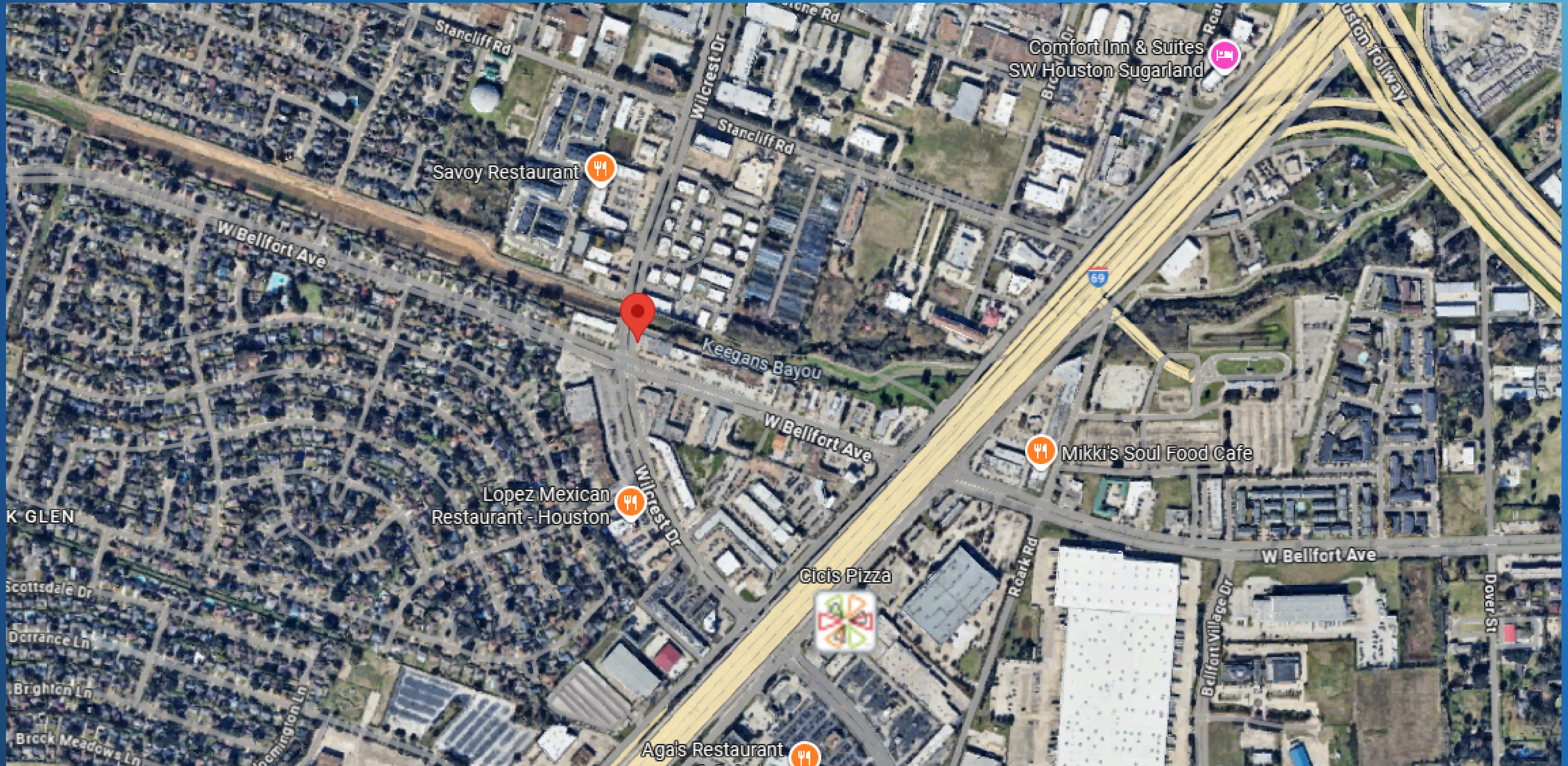
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HIGHWAY 59

